

# Brockman Building and New York Cloak and Suit House (Annex)



# Brockman Building and New York Cloak and Suit House (Annex)

The Brockman Building and New York Cloak & Suit House (Annex) are located on West 7th Street along the historic commercial corridor in downtown Los Angeles. While the Brockman Building is Classical Revival and the Annex is Romanesque Revival, both have restrained Beaux-Arts detailing. Although these joined buildings were renovated in order to convert the interior space to lofts, the exterior exemplifies the original historic façades of the buildings.

The Brockman Building and Annex were nominated to the National Register for listing at the local level of significance under Criterion A in the area of community development for their central role affecting the expansion of the city's early retail hub from Broadway to West 7th Street; and under Criterion C as excellent examples of their architectural style. The designs for the Brockman Building and Annex fully articulate Classical and Romanesque Revival styles in their restrained but elaborate use of Beaux-Arts details and polychromy. The elegant Beaux-Arts features include the rusticated terra cotta, sculpted spandrels, enriched cornices, and classically influenced ornamentation.



# Cultural Resources of the Recent Past, City of Pasadena MPS

The Cultural Resources of the Recent Past, City of Pasadena MPS identifies two historic contexts: Residential Architecture of the Recent Past in Pasadena between 1935 and 1968, and Mid-Century Modernism in the Residential Work of Buff, Straub & Hensman in Pasadena between 1948 and 1968. The associated property type, “Single Family Residences in Pasadena,” refers to a detached residence, typically one- or two-story, designed for a specific client and specific lot by an architect or building designer in various styles identified within the two historic contexts. These houses express qualities and features emerging from their shared period of significance and their geographical location in Pasadena. They reflect an architectural response to the unique circumstances, opportunities, and challenges of a post-World War II Pasadena.

In Pasadena, Modernism was informed by the Arts and Crafts Movement, which was firmly rooted in the city’s history. The local Modern aesthetic used wood framing and the use of natural materials instead of the steel and cool geometry of other Modern structures. Pasadena’s Modernist houses are characterized by thoughtful design, attention to detail, built-in furniture, and a visual connection between indoor and outdoor space. The Pasadena Modernism practiced by Buff, Straub & Hensman also reflects the Arts and Crafts movement in its emphasis on buildings integrated into landscape. The City of Pasadena prepared the MPS cover document and seven nominations under a Certified Local Government Grant administered by the Office of Historic Preservation.





# Cultural Resources of the Recent Past, City of Pasadena MPS Pegfair Estates Historic District



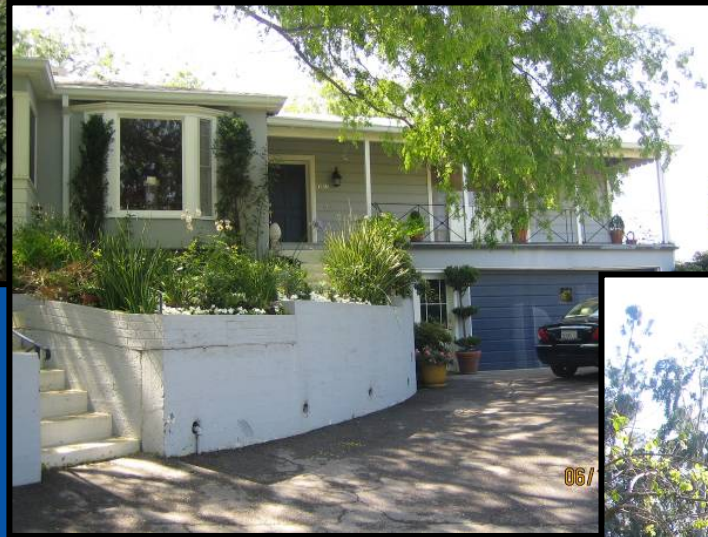
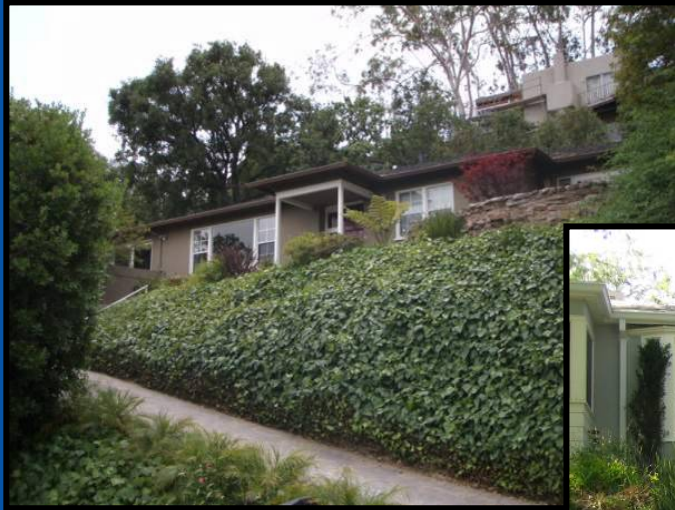


# Cultural Resources of the Recent Past, City of Pasadena MPS Pegfair Estates Historic District

**Pegfair Estates Historic District** is located in the Linda Vista neighborhood in the western portion of Pasadena. The district consists of twenty-two contributing buildings and three-non-contributing buildings. The majority of the houses share a consistent set of design features associated with the post-1955 Contemporary Ranch style. Common design features include: horizontality as seen from the street elevation; low pitched roofs with extended eaves; various cladding such as flagstone, thin scale vertical board and board and batten; and a generous use of glazing. This district is an intact and expressive example of post World War II Contemporary Ranch houses that also incorporate Asiatic decorative influences.



# Cultural Resources of the Recent Past, City of Pasadena MPS Poppy Peak Historic District



# Cultural Resources of the Recent Past, City of Pasadena MPS Poppy Peak Historic District

**Poppy Peak Historic District** is located in the extreme southwest corner of Pasadena. The district consists of forty-five contributors and fifteen non-contributors. The district is characterized by a high density of excellent examples of Modern twentieth century residential architecture designed by a range of architects, including internationally renowned masters and regionally recognized masters. The district is set within a hillside and the neighborhood and is characterized by narrow streets and erratic front setbacks. The configuration of the neighborhood lent itself to Contemporary Ranch houses and those of the Modern movement.





# Cultural Resources of the Recent Past, City of Pasadena MPS Frank House



# Cultural Resources of the Recent Past, City of Pasadena MPS Frank House

**Frank House** is an east-facing post-and-beam, two-story house prominently sited on a steep, oak-covered slope above the Arroyo Seco. Though relatively early in Buff, Straub & Hensman's body of work, at 4,700 square feet, the 1957 house is also one of the firm's largest, most "villa-like" residential commissions. Sam Maloof and John Kappel were among the furniture designers who developed pieces specifically for the house, and the master landscape architecture firm, Eckbo, Dean and Williams designed the landscape. Because of its large size, the prominent site, and complex program, the Frank House demonstrates the way that local and strong influences were not imposed but thoughtfully integrated into a Modernist example of the post-and-beam construction technology popularized by the USC/Pasadena Schools after World War II.





# Cultural Resources of the Recent Past, City of Pasadena MPS Gill House





# Cultural Resources of the Recent Past, City of Pasadena MPS Gill House

**Gill House** is a 2,600-square-foot, post-and-beam, flat-roofed, one-story house on a gently sloping “flag” lot located on the hills in the Linda Vista area of west Pasadena. The house is marked by strong, bold horizontal lines, many experimental materials, subtle change in elevation, and volumes that project from the larger enclosure as either exterior or interior rooms. This house reflects masterful work, a close collaboration with their client, and incorporates highly custom work, rich and/or avante materials, and extensive landscaping. As with most Buff, Straub, & Hensman designs, the house both feels embedded in nature while taking advantage of sweeping views of the mountains, using glass for view walls and translucent or opaque walls elsewhere. The Gill House is one of Buff, Straub & Hensman’s masterworks.



# Cultural Resources of the Recent Past, City of Pasadena MPS Mello House



# Cultural Resources of the Recent Past, City of Pasadena MPS Mello House

**Mello House** was completed in 1957. The house is a post-and-beam, low-pitched roof, one-story house sited on a large, “wedge” shaped lot. In plan, it is comprised of a pinwheels shape of two back-to-back “L”s. The arrangement provides a central yard/courtyard leading to the informal family entrance and the large family room/kitchen. The Mello House is particularly significant in that it demonstrates the flexibility of the modular post-and-beam construction technique developed by Buff, Straub & Hensman.





# Cultural Resources of the Recent Past, City of Pasadena MPS Norton House



# Cultural Resources of the Recent Past, City of Pasadena MPS Norton House

**Norton House** is another one of Buff, Straub & Hensman's masterworks. The wood-and-glass one-story house is distinguished from other Buff, Straub & Hensman houses of the period because the one-level house is a simple rectangle parallel to Burleigh Road with a few bump-out volumes cantilevered from the main box. Here, extensive terracing, stepping stones and broad staircases animate the relationship between house and slope, instead of the house stepping down the hill in articulated volumes as in other Buff, Straub & Hensman designs, or in houses that are pinwheel in plan.





# Cultural Resources of the Recent Past, City of Pasadena MPS Pike House





# Cultural Resources of the Recent Past, City of Pasadena MPS Pike House

**Pike House** is a 1,700-square-foot, post-and-beam house on a short, steep cul-de-sac. It is T-shaped in plan, one story, and has a flat roof. These features contribute to its sense as a “classic” mid-Century house with spare, long lines, without allusions to Craftsman or Japanese aesthetics, in contrast to some other Buff, Straub, and Hensman houses. Like the Mello and Frank houses, the Pike House has a long, shaded processional entrance alongside a primary volume, the master bedroom wing, which is protected by visual access by a long line of clerestory windows on this public side of the house.



# Dewella Apartments



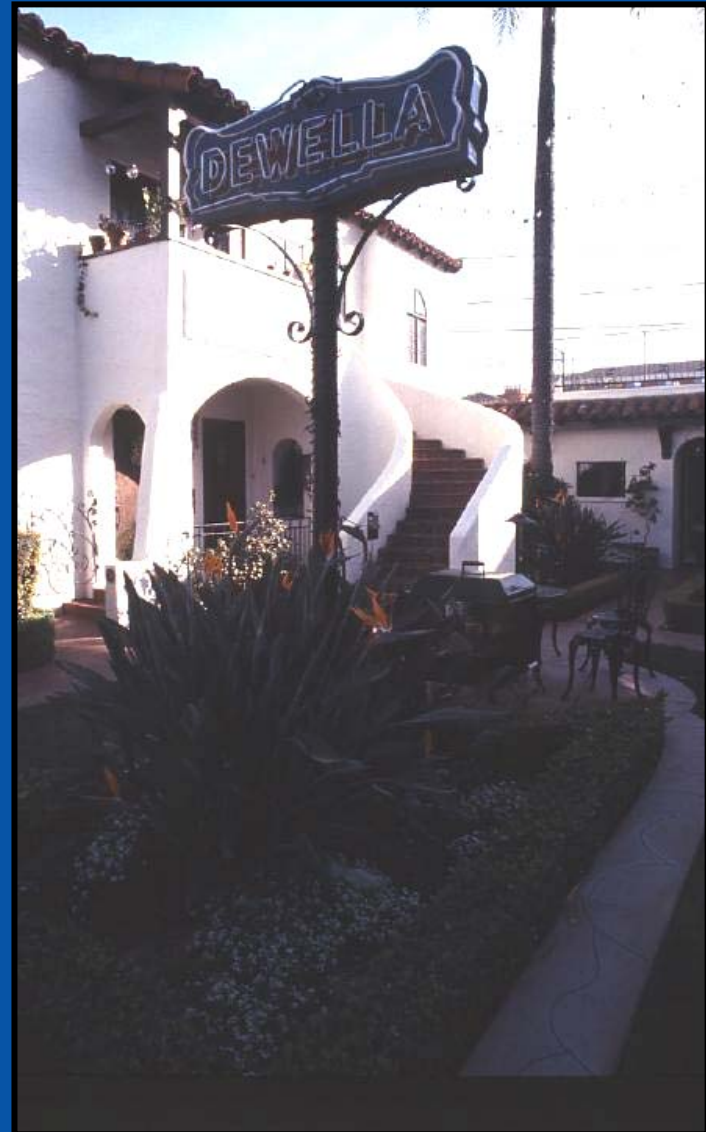
# Dewella Apartments

Constructed in 1929 in Fullerton, Orange County, the Dewella Apartments is one of the oldest apartment buildings in the city. The Spanish Colonial Revival apartment court exhibits touches of Mission and Monterey styles and consists of eight five-room units arranged around a central courtyard that features an oval-shaped fountain. Two identical wings, extending north and south, are linked at the rear southern end of the lot by a one-story structure used for utility, storage, and garage space. The use of the two-story structures on the sides and a single-story structure at the rear is an unusual reversal of the bungalow court, the preferred multi-family dwelling in Fullerton prior to World War II. The Dewella is unique for its style and graceful combination of building and landscape, which features sweeping staircases, symmetrically disposed apartment wings, and formal layout of the garden area in front. Curved staircases sweep up from the central court, the focal point of the complex, to second story Monterey-styled balconies with turned wooden balusters. The use of smooth stucco walls with Mission-style forms for the second story at the front and the Monterey-style balconies is also an effective combination and unique to Fullerton. The Dewella Apartments was nominated to the National Register of Historic Places at the local level of significance for its architecture.





# Dewella Apartments



# Earl and Virginia Young House





# Earl and Virginia Young House

The Earl and Virginia Young House is an example of Tudor Revival style architecture constructed in 1928. The property includes a contributing detached garage that echoes the house in style and material. In 1979, the house was at risk for demolition because the zoning changed from 'agriculture' to 'planned-development.' Because the house has a Santa Clara County historic designation, the new owner was compelled to offer the house for free if it was relocated. Moving became the only way to save the house. In 1981, the house was relocated, 700 feet to the west on a small lot the same property.

The Earl and Virginia Young House was nominated to the National Register of Historic Places at the local level of significance under Criterion C in the area of architecture. The Earl and Virginia Young House exhibits numerous character-defining features of the style including steeply pitched gable roofs, stucco siding, and tall narrow windows.

The property also meets Criterion Consideration B, Moved Properties because the house and garage were moved to prevent their demolition and its significance lies in its architectural qualities.





# Earl and Virginia Young House



# Marguerita Lane Historic District





# Marguerita Lane Historic District

Originally conceived as an artists' colony of "studio houses," Marguerita Lane contains sixteen residences constructed between 1927 and 1930, primarily one-story in height, and all examples of the Spanish Colonial Revival style of architecture. Marguerita Lane Historic District was nominated for the National Register under Criterion C Marguerita Lane Historic District as an excellent collection of small-scale Spanish Colonial Revival single-family houses, unique because it was developed as a unified tract of houses in similar styles on relatively small lots, and because it remains virtually unchanged since constructed between 1927 and 1930.

Residences are similar in style, scale, and materials, but unique in design. Common features include wood-framed structures, stuccoed walls, multi-paned casement windows, and roofs covered with red-clay tiles. The houses are all relatively small (ranging in size from 900 to 1,500 square feet) although they occupy a high percentage of their lots. The edge of the lane has a variety of features, including six-foot stuccoed privacy walls, tall hedges, and small planter strips. The asphalt street has no streetlights, curbs, or gutters, or sidewalks. The district has a strong consistency in character.





# Marguerita Lane Historic District





# Philomathean Clubhouse



# Philomathean Clubhouse

The Philomathean Clubhouse is located in the center of the locally designated Magnolia Historic Preservation District in Stockton, San Joaquin County. The Clubhouse is a striking and graceful two-story Craftsman design. The Philomathean Clubhouse was nominated to the National Register under Criterion C in the area of architecture. The Craftsman style comes out of the Arts and Crafts movement, a period reactive to the consequences of industrialization. Craftsman style focuses on the beauty of nature and uses informal and simple elements.

The Philomathean Clubhouse was also nominated to the National Register of Historic Places under criterion A in the areas of social history and women's history. The building is representative of the larger "Women's Club Movement" in America that proliferated between the Civil War and World War II. The Club was devoted to the "promotion of study, the cultivation of literary tastes and the encouragement of freedom in discussion." Similar to women's clubs across the country, the Stockton club began extending its studies to civic affairs and to concerns of community welfare and betterment while maintaining involvement with their original purpose of learning. Today, the Philomathean Club has been the location of many important educational and social events for women in the community for more than a century.





# Philomathean Clubhouse



# San Juan Bautista Historic District



# San Juan Bautista Historic District

The San Juan Bautista Third Street Historic District contains 34 buildings, 26 of which contribute to its significance. Development along Third Street began in the 1830s with Mexican adobe buildings. However, Third Street's commercial development did not begin until 1849 when San Juan Bautista was under American rule. Commercial properties continued to develop along Third Street until the late 1930s when new commercial building ceased for a period of over twenty years.

The San Juan Bautista Third Street Historic District was nominated at the local level of significance under Criteria A and C with a 1849 through 1938 period of significance. The Third Street Historic District retains a sense of its unique beginnings as a mission town, and represents the American-driven commercial development in San Juan Bautista arising from a Gold Rush economy and continuing through the early decades of the twentieth century. The District conveys a strong visual sense of a small town commercial district established and developed over time.

The City of San Juan Bautista prepared the nomination under a Certified Local Government Grant administered by the Office of Historic Preservation.





# San Juan Bautista Historic District



# San Juan Bautista Historic District



# Central Fire Station





# Central Fire Station

Central Fire Station is located in downtown Riverside. The fire station was constructed in 1957 by architect Bolton C. Moise, Jr. and was built by the Cal Construction Company. This International style fire station is a one-and-two-story flat roofed building with an irregular plan composed of four intersecting volumes. The fire station has undergone minor alterations and retains integrity of design, materials, workmanship, feeling, association and setting.

The property was nominated to the California Register of Historical Resources under Criterion 3 at the local level of significance as an excellent example of the International style applied to an institutional building. The City of Riverside experienced a boom in new construction following World War II. To address the expansion of Riverside's population and its need for improved city services a Capital Improvements Program was launched in the early 1950s. Changes in fire fighting technology and practices necessitated a new design in firehouses. The International style lent itself to these needs because the style emphasizes modularity and clean, volumetric forms. The Central Fire Station exhibits the character-defining features of the International style particularly in the deconstruction of the building's functions into interesting geometric forms, horizontal bands of windows, use of brick and smooth plaster to define space, and the pilotis-supported overhangs for the upper floors and balconies.



# Central Fire Station





# DDH-By-The-Sea





# DDH-By-The-Sea

Constructed in 1935, DDH-By-The-Sea is a one-and-one-half story, wood frame building located in Carmel-by-the-Sea in a wooded neighborhood predominantly composed of single story residences of varying ages and styles.

The property was nominated to the California Register under Criterion 3 at the local level of significance in the area of architecture as an excellent example of the English Arts and Crafts style of architecture, a 1930s revival style based on medieval English cottage architecture. DDH-By-The-Sea was executed in an individualistic manner, combining both Carmel's strong Arts & Crafts building tradition and to the architectural revivalism that coincided with Carmel's advancement as an important summer home location in the 1930s.



# Driftwood Drive-Thru Dairy



# Driftwood Drive-Thru Dairy

The Driftwood Drive-thru Dairy was nominated to the California Register under Criterion 3 in the context of roadside architecture and the Space Age style. Driftwood Drive-thru Dairy “Dairy-Port” embodies the distinguishing features of the Space Age style as applied to roadside architecture. Completed in 1961, the property is just shy of achieving 50 years of age. However, because of the growing body of scholarly information on the evolution, impact and influence of the Googie and Space Age style, sufficient time has passed to understand the property’s historical importance.

During the 1950s and 60s, a unique form of roadside architecture developed that made dynamic use of a variety of building materials, structural forms, and spectacular signage. Such innovative architecture was utilized in cities throughout the nation, but the style gained a particular dominance in Los Angeles and Southern California. Referred to today as Googie, a term coined from the boldly-designed *Googie’s* Sunset Strip coffee shop, the style is characterized by contrasting building materials, bold angles, distinctive roof lines, expansive glass windows, and oversized signage. The term “Space Age” has also been applied to examples of Googie architecture in which futuristic shapes and forms utilized for buildings and signage were inspired by the optimism engendered by the popularity of the Space Age itself and the aerospace industry presence in Los Angeles.





# Driftwood Drive-Thru Dairy



# Edson House



# Edson House

The Edson House, located in the Lemon Heights neighborhood near the City of North Tustin in an unincorporated area of Orange County, was constructed in 1933 in the Spanish Colonial Revival style.

The property was nominated to the California Register under Criterion 3 in the area of architecture as an excellent example of Spanish Colonial Revival style architecture. Edson House exhibits numerous character defining features of the Spanish Colonial Revival style, including an asymmetrical shape with horizontal massing, cross gable, low-pitched roof with narrow eaves, stucco walls and chimney finishes, arcade walkways, walled courtyards, cast stonework, patterned tile floors and wall surfaces, balconies, extensive wrought iron trim, and wood casement windows.





# Edson House



# Flower Drive Historic District



# Flower Drive Historic District

The State Historical Resources Commission meeting heard the Flower Drive Historic District nomination at the July 25, 2008 meeting. The nomination was the subject of a Request for Redetermination on the November 7, 2008 agenda. The Commission granted the request, and reheard the nomination.

The Flower Drive Historic District is composed of a grouping of 19 multi-family residences constructed primarily between 1920 and 1927 in the Exposition Park area of Los Angeles. The district includes 17 contributing and two non-contributing properties. The property was nominated to the California Register of Historical Resources under Criterion 1 for associations with events that have made a significant contribution to the broad patterns of Los Angeles' history, and under Criterion 3 for embodying the distinctive characteristics of a type of construction, the two-story, multi-family housing developed in the greater Los Angeles area during the 1920s as a direct result of Los Angeles' exponential population growth. Character defining features for districts of this property type include, multiple-family residential units construction during the 1920s, rectangular lots with rectangular housing units, two-story heights, consistent set backs, Mediterranean Revival architectural styles, a mixture of Spanish Colonial and Italian Renaissance revival styles, similar spatial arrangements, and common street features.





# Flower Drive Historic District



# Flower Drive Historic District



12-unit apartment building



20-unit apartment building



Fourplex and duplex combination





# Flores Casita





# Flores Casita

Constructed by Leo Flores in approximately 1939, the Flores House in Santa Barbara rests on land that was once part of a large ranch purchased in 1869 by Anastacio Flores. Leo built the small house, or *casita*, for his sister Barbara and her family. In keeping with family tradition, the house was no larger than the other mountain cabins that Leo, his father José, and Uncle Carlos had built in the Santa Barbara and Santa Ynez mountains.

The Flores House (Casita) qualifies as a California Point of Historical Interest because is the last, only, and most historically significant property associated with the early descendants of the Flores Family, a Santa-Barbara Mexican-American family important to the early history and culture of Santa Barbara. The house is the oldest and last remaining vestige of the ranch purchased by Leo and Barbara's grandfather Anastacio in 1869, portions of which, including the Casita, were owned by the Flores Family until approximately 1964.



# Olivina Gate and Winery Ruins



# Olivina Gate and Winery Ruins

Olivina Gate and Winery Ruins, located south of Livermore, consists of the Olivina Gate, a walnut tree-lined Allee, the Julius Paul Smith homesite and the Olivina Winery ruins. These resources were combined into one nomination as a California Point of Historical Interest because of their shared history and association.

Livermore with its favorable soils and climate became a healthy contributor to California's wine industry in the late nineteenth century. Because it was also removed from Napa and Sonoma counties it escaped the phylloxera disaster that destroyed the crops Napa and Sonoma counties. The areas wine industry was prosperous until World War I. Julius Paul Smith purchased his land in 1881 and left his superintendent, J. M. Davis in charge of planting his vines. In 1884 the vineyard was ready to bear. During the 1886 and 1888 period the main winery building, brandy distillery and the buildings of the residential complex were constructed at Olivina Winery. Smith's operations continued to prosper and by 1893 Olivina Vineyard was the center of Livermore wine growing industry. After Smith's death in 1904 his widow erected the gate in his honor in 1905.

Olivina Gate and Winery Ruins meets the requirements as the most significant grouping of remaining structures related to a pre-prohibition winery in the Livermore area. The gate itself is also the oldest and most significant of such gates in Livermore. Its design influenced later winery gates.





# Olivina Gate and Winery Ruins

